



Cambrian Close, Camberley

£1,095,000



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This superb spacious 6 bedroom family home is found nestled at the end of a quiet cul-de-sac. Under a mile from Camberley town centre and within easy reach of Camberley train & bus station, as well as a variety of local amenities, parks and open spaces. Excellently located for commuting and within a catchment area for great and outstanding schools.

FEATURES

- Private driveway parking for multiple cars and garage
- Approximate gross internal area 316sq m / 3401 sq ft
- Extensive open plan kitchen and orangery dining area
- Private and secluded south facing garden with mature shrubs
- In school catchment area for Crawley Ridge and Tomlinscote
- Easy reach of main roads, motorways and airports
- Football, rugby, cricket clubs and sports centres all within 1 mile
- 0.8 miles to Camberley mainline train and bus station with direct links to Waterloo and Heathrow
- 5 star hotels, spas, restaurants and golf clubs nearby
- Band G – Surrey Heath Borough Council

ACCOMMODATION OVER 3 FLOORS

- Entrance Hall
- Cloakroom
- Living room
- 2 offices
- Open plan kitchen and orangery dining area with sliding doors to patio
- Utility room
- Master bedroom with en-suite and dressing area
- 3 further bedrooms – second floor
- 2 further bedrooms in the eaves – third floor
- 2 family bathrooms
- Storage

OUTSIDE

- Front driveway for multiple cars
- Garage
- Patio for entertaining
- Garden with mature shrubs
- Pond

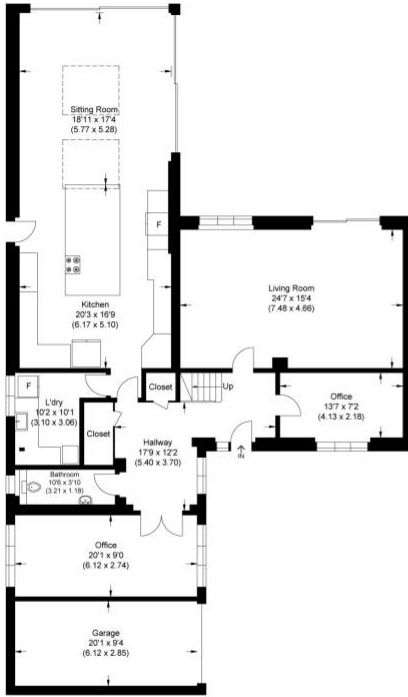
EPC RATING

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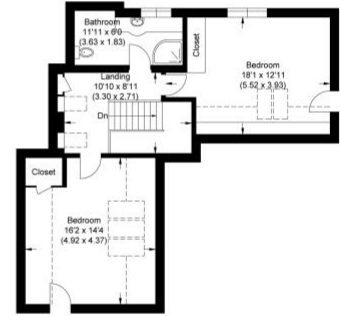
Approximate Gross Internal Area
 316.0 sq m / 3401.39 sq ft
 (Includes Garage)
 Garage Area 17.44 sq m / 187.72 sq ft



First Floor



Second Floor



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU15 3LD**



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